



38 Hawthorne Drive

CW11 4JH

£495,000



3



2



1



STEPHENSON BROWNE



Stephenson Browne are delighted to bring to market this stunning, fully renovated TRUE bungalow found in a desirable location within walking distance to Sandbach town centre. Offered for sale with NO ONWARD CHAIN.

Agents Remarks

This beautifully presented home is found in a popular location and has been extensively renovated and extended by its current owners to a very high standard.

In brief the property comprises; entrance hallway, lounge opening up into the orangery with ceiling lantern, kitchen, utility room, three bedrooms with the master benefitting from an en-suite, and a further bathroom.

Externally, the property has a generous driveway for ample off road parking and decorative gravel/stone area. At the rear, the stunning garden offers raised Indian stone patio areas, well manicured lawn areas, well stocked flower beds, a summer house and a detached garage.

Properties of this specification and size don't come up for sale often, so call us now to arrange your appointment!

Location

Sandbach is a thriving South Cheshire market town with historical monuments dating back to Anglo-Saxon times. Day to day essentials are easily accessible, with a range of speciality shops including bakers, grocers, delis, restaurants, boutiques, coffee shops, Waitrose, florists, fashion shops etc. On Thursdays a popular traditional Elizabethan street market extends into the Town Hall. There is also a Farmers Market every second Saturday of the month on the cobbled square.

Excellent travel and commuting links are provided by; quick access to the M6 Motorway junction 17, Sandbach railway station provides good links to Manchester, frequent trains from Crewe mainline railway station link Cheshire to London in 2 hours and Manchester International Airport is within a 40 minute drive. An ideal choice for the busy commuter. Local schools are held in high repute, many families move into the area with this in mind.

ACCOMMODATION

Entrance Hallway

Composite front door with frosted windows, two ceiling light points, access to the boarded loft space with loft ladder. smoke alarm.

Lounge

16'5" x 14'8" (5.011m x 4.474m)

Two radiators, spotlighting, TV point, wall hung electric fire, open archway into:

Orangery

18'11" x 11'11" (5.789m x 3.639m)

Two UPVC double glazed windows to the side elevations, UPVC double glazed door leading out to the side, UPVC double glazed sliding doors to the rear elevation, tiled flooring, spotlighting, 2 radiators, lantern skylight.





Kitchen

8'4" x 12'4" (2.553m x 3.773m)

A good range of white shaker wall and base units with contrasting work-surface over, inset 1.5 bowl stainless steel sink with mixer tap and drainer, integrated dishwasher, integrated fridge/freezer, integrated low level oven, four ring gas hob with extractor fan over, UPVC double glazed windows to the rear and side elevations, Velux skylight, tiled flooring, tiled surround, smoke alarm. radiator. Opening into:

Utility Room

5'11" x 5'2" (1.811m x 1.594m)

Wall units continued, space and plumbing for washing machine, tiled flooring, ceiling light point, internet connection, radiator.

Bedroom One

11'8" x 13'9" (3.571m x 4.215m)

UPVC double glazed bay window to the front elevation, ceiling light point, radiator, fitted wardrobes, TV point.

En-Suite

6'5" x 4'11" (1.962m x 1.508m)

Low level WC, wash hand basin inset into vanity storage unit with mixer tap, tiled shower enclosure with mixer shower, tiled flooring, UPVC double glazed frosted window to the side elevation, extractor fan, chrome ladder style radiator.

Bedroom Two

12'10" x 12'7" (3.912m x 3.845m)

UPVC double glazed bay window to the front elevation, ceiling light point, radiator, fitted wardrobes.

Bedroom Three

12'4" x 6'5" (3.779m x 1.956m)

UPVC double glazed window to the side elevation, ceiling light point, radiator.

Bathroom

6'4" x 7'8" (1.953m x 2.346m)

Low level WC, pedestal wash hand basin with mixer tap, panel bath with tiled surround, tiled flooring, ceiling light point, extractor fan, radiator,

OUTSIDE

Front

Block paved and tarmac driveway with decorative stone and gravel.

Rear

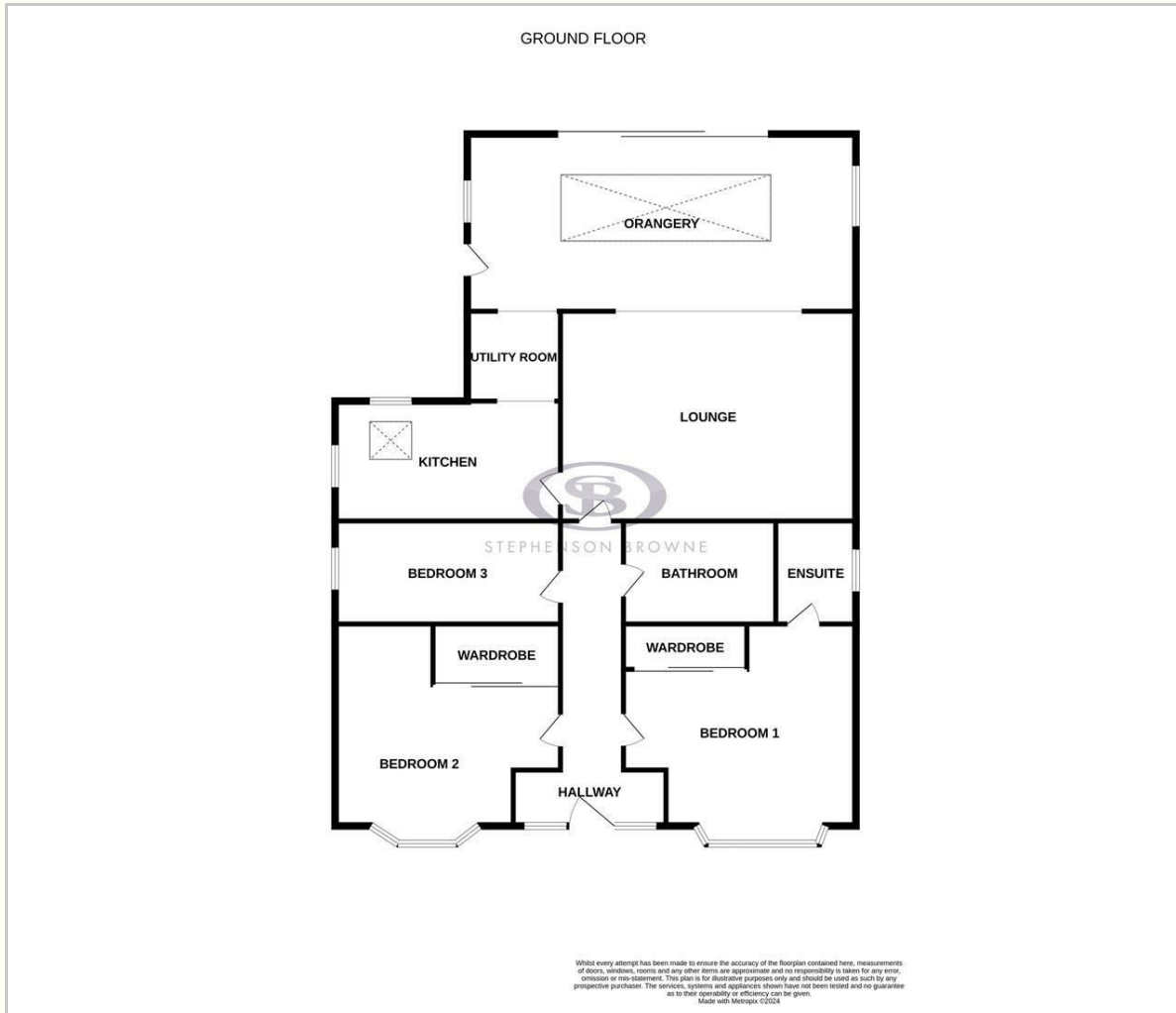
Raised Indian stone patio areas, wooden pergola, summerhouse, pond, laid to lawn, well stocked flower beds and shrubbery.

Garage

Electric roller door, power, lighting, UPVC double glazed window to the rear elevation and door to the side elevation.



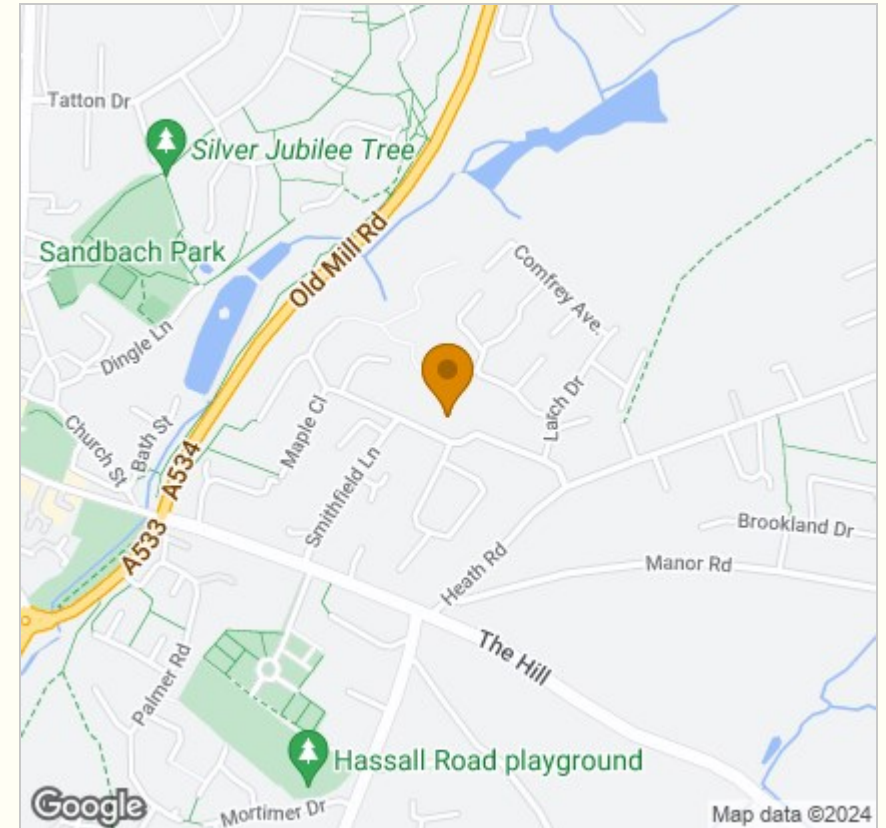
Floor Plan



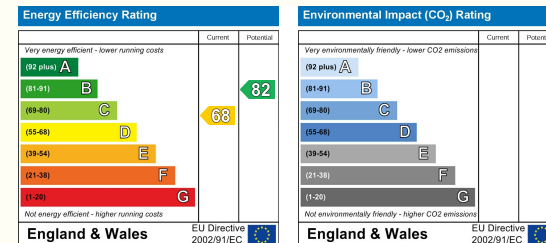
Viewing

Please contact our Sandbach Office on 01270 763200 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

38 High Street, Sandbach, CW11 1AN

T: 01270 763200 E: sandbach@stephensonbrowne.co.uk | www.stephensonbrowne.co.uk